



121 Ashford Road
Bearsted | Maidstone | Kent | ME14 4BT

 FINE & COUNTRY

Seller Insight

“ When we moved from Surrey to Kent 24 years ago, we were looking for a family home close to excellent grammar schools. At the time, many of the available properties were new builds, but the moment we saw this substantial 1930s house, we knew it was something special. The high ceilings, solid construction, original character features and sense of space immediately stood out—but it was the garden that truly took our breath away.

The house has evolved with our family over the years. We created two additional bedrooms with en suites, opened up the kitchen and adjoining room to form a wonderful open-plan family space, and added a large wraparound conservatory that links the lounge and kitchen beautifully. An architect helped us design the layout, ensuring the house flows effortlessly for both everyday living and entertaining.

Our favourite room is undoubtedly the kitchen, where we have shared family dinners, hosted board game nights, celebrated milestones and welcomed friends. The double doors connecting the kitchen, conservatory and lounge create a wonderful sense of openness, making the house ideal for gatherings. From New Year's Eve parties to rowing club celebrations, theatre group events and countless birthdays, this home has been filled with laughter and memories.

The garden has been equally important to our family life. Landscaped across three tiers and surrounded by mature hedges, it is completely private and feels like a hidden world. The previous owners were passionate gardeners, leaving an abundance of established planting, while our children spent years enjoying the large playhouse on stilts. It has always felt magical.

Beyond the property itself, the location has been perfect. Excellent schools, local amenities, beautiful green spaces, Bearsted village and the station are all close by. Most of all, we will miss the wonderful sense of space, both indoors and out, and the friendly community that has made this such a special place to raise a family.*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

121 Ashford Road

Fine & Country presents this handsome 1930s detached family home, a substantial and beautifully balanced residence occupying a generous plot within the highly regarded village of Bearsted. Thoughtfully extended and carefully enhanced over the years, the property retains much of the character and architectural appeal synonymous with its era, whilst benefiting from a series of carefully considered improvements that have created a home perfectly suited to contemporary family living. Arranged across two floors, the accommodation extends to approximately 2,848 square feet.

From the moment of arrival, the architectural appeal of the house is immediately apparent. Striking bay windows, elegant proportions and a traditionally crafted façade create a strong first impression, while inside, high ceilings, generous room dimensions and an abundance of natural light combine to create an atmosphere of warmth and understated sophistication.

The welcoming entrance hall provides an inviting introduction to the home and sets the tone for the accommodation beyond. At the heart of the property lies a beautifully appointed Shaker style kitchen, a room designed not only for culinary creativity but also for bringing people together. Thoughtfully arranged with a range of integrated appliances, extensive cabinetry and a central island, the kitchen enjoys a bright double aspect and flows seamlessly into the adjoining dining area, creating a sociable environment equally suited to busy family mornings and relaxed entertaining.

Beyond the dining area lies an impressive wraparound conservatory, a light filled garden room currently arranged as a series of informal seating areas. Enjoying pleasant views across the grounds, it provides an excellent extension to the principal living space and creates a seamless connection between the house and garden.

Equally impressive is the principal reception room, a particularly generous living space that has been carefully arranged to provide both formal and informal areas. The elegant sitting room is framed by an imposing bay window and enhanced by bespoke fitted cabinetry and an attractive fireplace that forms a warm focal point for the room. Accompanying this space is a more relaxed snug area, perfectly suited to family evenings, television viewing or quiet conversation. Together, the arrangement creates a room that feels both impressive and inviting, capable of adapting effortlessly to every occasion.

Complementing the accommodation are a useful utility room, a well proportioned study ideal for home working, and a cloakroom.

The first floor continues the home's sense of space and practicality, comprising five generous double bedrooms. The principal bedroom benefits from a well appointed en suite bath and shower room, while bedroom two also enjoys the convenience of its own en suite facilities. The remaining three bedrooms are served by a family bathroom, ensuring comfortable accommodation for families of all sizes.





Step outside

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Outside, the gardens represent one of the property's most impressive attributes. Beautifully landscaped and enjoying an excellent degree of privacy, the grounds are arranged to create a series of distinct outdoor spaces. Expansive lawns are interspersed with prolifically stocked flower beds, mature planting and specimen trees, while meandering pathways lead through the garden and connect a variety of seating areas. Stone sun terraces provide ideal settings for al fresco dining and summer entertaining, with established boundaries softening the outlook and creating a wonderfully secluded backdrop.

A timber garden room provides valuable additional flexibility and could serve equally well as a home office, creative studio, reading retreat or children's playhouse.

To the front, a generous driveway provides convenient parking for numerous vehicles, while the integrated double garage offers secure parking and excellent storage. Subject to the necessary permissions, the garage may also present potential for conversion into additional living accommodation if required.

Bearsted remains one of Kent's most sought-after village locations, celebrated for its picturesque village green which hosts a variety of events throughout the year, including cricket matches, classic car displays, farmers' markets, and seasonal festivals. A range of independent shops, cafés, restaurants, and traditional pubs contribute to the village's strong sense of community, while nearby Maidstone provides an extensive selection of retail, leisure, and recreational facilities.

The area is particularly well served by highly regarded primary, secondary and grammar schools, making it an enduring favourite amongst families. For commuters, Bearsted station offers convenient mainline services towards London, while excellent road connections provide easy access to the motorway network, Ashford International, the Channel Tunnel and the Kent coastline. Nearby parkland, managed woodland, golf courses, and health clubs further enhance the exceptional lifestyle offering available from this highly desirable village setting.

Freehold

Council Tax Band F

EPC Rating D

For mobile phone coverage in the area please look online

Ultrafast Fibre Broadband is available at the property, for more information please look online

Utilities: - Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

Guide price £900,000 – £950,000





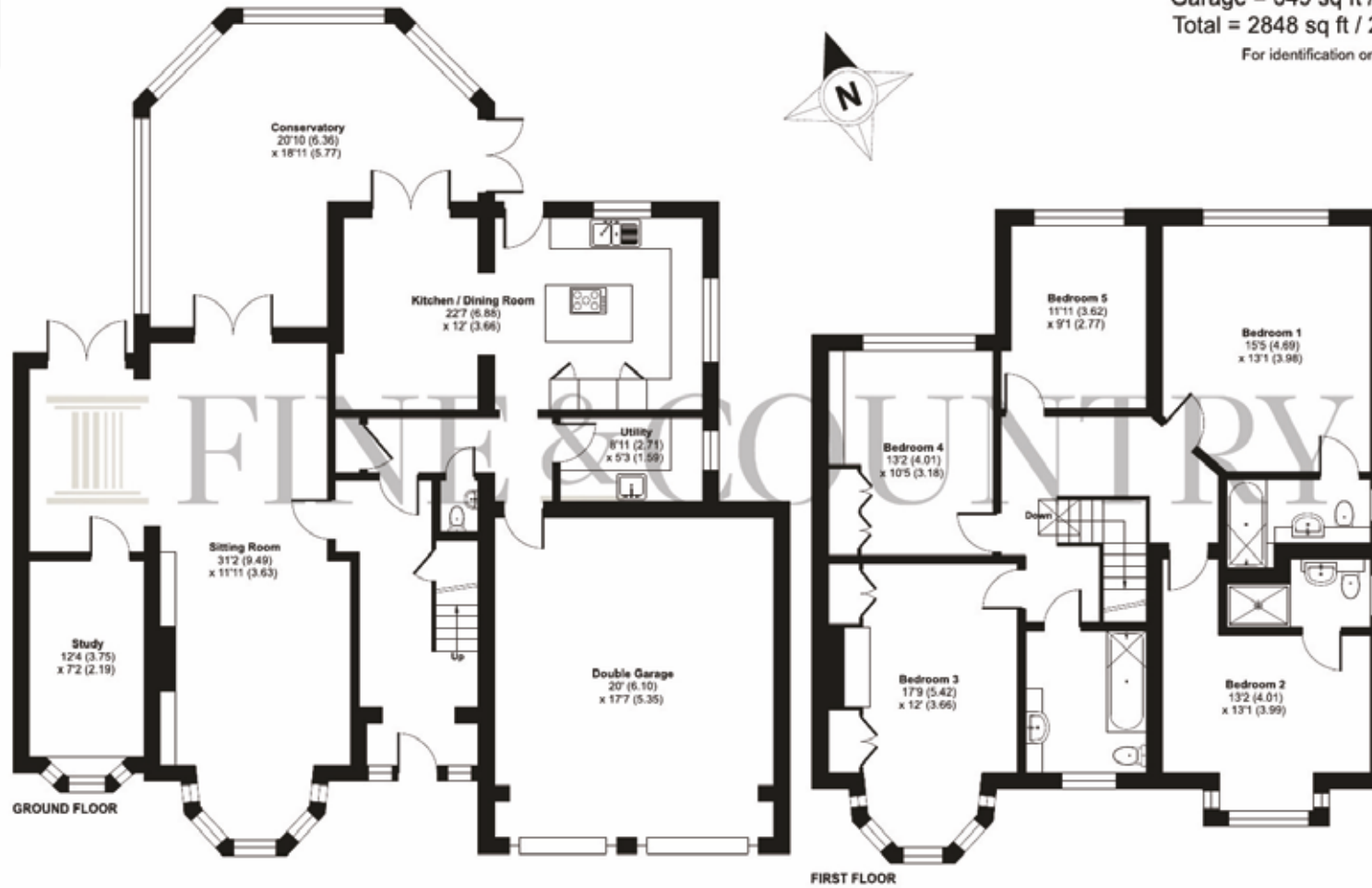
Ashford Road, Bearsted, Maidstone, ME14

Approximate Area = 2499 sq ft / 232.1 sq m

Garage = 349 sq ft / 32.4 sq m

Total = 2848 sq ft / 264.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1465097

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